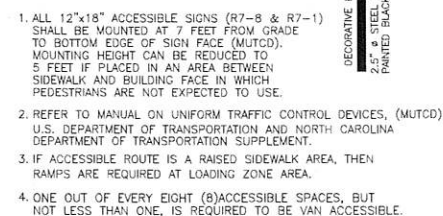
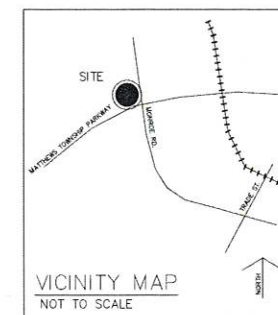
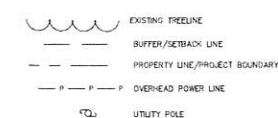


*Lori Canapinno, Town Clerk*



### ACCESSIBLE PARKING DETAIL

NDS



EXISTING ZONING	B-1 (CD)
PROPOSED ZONING	B-1 (CD)
SITE AREA	±0.46 ACRES (20,290 SF)
TAX PARCEL I.D.	213-012-05
PROPOSED USE	OFFICE
	ART GALLERIES
	BAKERIES
	BEAUTY SHOPS AND BARBER SHOPS
	BLUEPRINTING AND PHOTOSTATTING
	CIVIC ORGANIZATIONS
	CLINICS, MEDICAL, DENTAL, DOCTORS OFFICES
	CONTRACTORS OFFICES EXCLUDING ACCESSORY STORAGE
	FLORIST SHOP
	LOCKSMITH AND GUNSMITHS
	NURSERY AND GREENHOUSES RETAIL
	OPTICIAN
	PRINTING AND PHOTO PROCESSING
	SOCIAL AND SOCIAL SERVICES ORGANIZATIONS
	STUDIOS FOR GYMNAST, ARTISTS, DESIGNERS
	PHOTOGRAPHERS, MUSICIANS, SCULPTORS
EXISTING BUILDING AREA	<b>Distilling or manufacturing of alcohol and alcoholic</b> ±800 SF (1 STORY)

1. Parcel boundaries, dimensions, topographic data, and map features are compiled from Boundary survey by ENH&T, Charlotte-Mecklenburg GIS and property tax parcel data, Google Earth satellite photos, and field observation. All information is approximate and is subject to correction pending survey by licensed land surveyor.
2. Existing curb cut and drive entrance along Monroe Road shall remain as shown on plan.
3. Existing tree limits shown on map are approximate and are from field observation.
4. Parking to be provided to comply with Ordinance Requirements.
5. This project lies within Special Highway Overlay District I and will require approval of a Highway Overlay Site Plan. Wherever possible, existing trees, shrubs, and physical features will be used to satisfy Ordinance Requirements for buffers, screening, and perimeter planting.
6. No signs are proposed for this business. The existing sign shown hereon shall remain.
7. Future expansion will require site plan and building elevation approval by the Town Board.
8. We will be requesting a variance to reduce the width of the Highway Overlay Buffer along Monroe Road.

<p>TOWN OF MATTHEWS, NORTH CAROLINA</p> <p>REZONING PLAN</p> <p>FOR</p> <p>11136 MONROE ROAD</p> <p>CHANGE OF CONDITIONS SITE PLAN</p>	
 <p>Evans, Mechwart, Hamblen, &amp; Tilton, Inc. Engineers - Surveyors - Planners - Scientists 8301 University Boulevard, Box 29-0, Suite 333, Charlotte, NC 28262 Phone: 704-548-0333 Fax: 704-548-0333</p>	<p>Date: APRIL 1, 2010</p> <p>Scale: Hor: 1"=20'</p> <p>Job No: 2010-0368</p> <p>Sheet: 1 of 1</p>

2021-73  
C-30-21